

# HASTINGS PLANNING COMMISSION A G E N D A

Monday January 2, 2024

1. **Call to Order/Roll Call** (Regular meeting starts at 7:00 p.m.)
2. **Pledge of Allegiance**
3. **Approval / additions / deletions to agenda**
4. **Approval of Minutes** December 4, 2023 Draft Meeting Minutes of the Planning Commission \*  
December 4, 2023 Draft Meeting Minutes of PC Workshop \*
5. **Informative Items:** None
6. **Public Hearings:**
  - A. Public hearing to review and consider site plan and special use permit for Chris Nelson of N6 Towing for a vehicle repair and open-air businesses consisting of motor vehicle sales and towing recovery business located at 1633 and 1745 South Hanover Street, Hastings, MI 49058. \*
7. **New Business:**
  - A. Annual election of officers.
  - B. Review Planning Commission 2023 Annual Report for submission to City Council. \*
8. **Old Business:**
  - A. Receive JPA / JPC Update.
  - B. Consider Planning Commission 2024 General Work Task List. \*
  - C. Report Regarding Tracking and Terms and Conditions Imposed by the Planning Commission. \*
9. **Open Public Discussion and Comments**
10. **Staff Comments**
11. **Commissioner Comments**
12. **Adjourn**

\*Indicates attachment

**CITY OF HASTINGS**  
**DRAFT PLANNING COMMISSION MEETING MINUTES**  
**December 4, 2023**

The meeting was called to order at 7:01 p.m. by Chairperson Hatfield with the following Commissioners present: Lois Bowers, Chelsey Foster, David Hatfield, Tom Maurer, Sarah Moyer-Cale, Jacquie McLean and Dave Tossava. Members absent: Nichole Lyke

**Call to Order**

Also present: Community Development Director Dan King and Planning Consultant Rebecca Harvey.

It was **MOVED** by Tossava and **SECONDED** by Foster to approve the agenda as presented. All members present voting yes; motion carried.

**Approval of the Agenda**

It was **MOVED** by Foster and **SECONDED** by Bowers that the proposed minutes of the meeting of November 6, 2023 be approved. All members present voting yes; motion carried.

**Approval of the Minutes**

None.

**Informative Items**

None.

**Public Hearing:**

It was **MOVED** by Bowers and **SECONDED** by McLean to approve the 2024 meeting schedule as presented. All members present voting yes; motion carried.

**New Business:**  
Meeting Schedule 2024

It was **MOVED** by Tossava and **SECONDED** by McLean to schedule a public hearing for site plan and special land use review for auto/open air business at 1633 and 1745 South Hanover for January 2, 2024 at 7:00pm. All members present voting yes; motion carried.

Set public hearing

Neither JPA nor JPC met in the past month. No report.

**Old Business:**  
JPA/JPC Update

King provided an overview of the significant changes to the PC's work task list. Items have been adjusted to be more specific and actionable and to include items from the gap analysis in the Master Plan. Harvey also provided feedback on several of the task items. Discussion was held.

Work Task List

No changes.

Tracking Terms and Conditions

None.

Public Comment

None.

Staff Comments

McLean noted that there was a great Christmas parade on Saturday evening. Tossava stated that 333 people were at the pancake breakfast on Sunday. Foster read a positive Jingle & Mingle comment received via social media.

Commission Comments

It was MOVED by Bowers and SUPPORTED by McLean to adjourn the meeting.  
All members present voting yes, motion carried. Meeting adjourned at 7:20 p.m.

Adjournment

Respectfully submitted,

Sarah Moyer-Cale,  
Secretary

**CITY OF HASTINGS**  
**DRAFT PLANNING COMMISSION MEETING MINUTES**  
**Workshop Meeting**  
**December 4, 2023**

The meeting was called to order at 6:00 p.m. by Chairperson Hatfield with the following Commissioners present: Lois Bowers, Chelsey Foster, David Hatfield, Sarah Moyer-Cale, and Dave Tossava. Members absent: Nichole Lyke, Tom Maurer, Jacquie McLean.

**Call to Order**

Also present: Community Development Director Dan King, DPS Director Travis Tate, and Planning Consultant Rebecca Harvey.

It was **MOVED** by Foster and **SECONDED** by Tossava to approve the agenda as presented. All members present voting yes; motion carried.

**Approval of the Agenda**

Mark Fenton presented information to the Planning Commission regarding complete streets and traffic calming options for the City of Hastings.

**New Business:**

None.

**Public Comment**

It was the consensus of the commission for the meeting to be adjourned. Meeting adjourned at 6:54 p.m.

**Adjournment**

Respectfully submitted,

Sarah Moyer-Cale,  
Secretary



Application for Planning Commission

City of Hastings  
Hastings, MI 49058  
269-945-2468



Date: 12/5/23

Applicant Name: Nelson (Last) Christopher (First) J (M.I.)  
Address: 16312 Clarksville Rd (Street) Clarksville MI 48815 (City, State, Zip)  
Telephone: 616 421 9226 (Business) 616 421 9227 (Cellular)  
Email: No Towing LLC@gmail.com

Applicants Interest in Property: Purchase - Towing, Auto Repair, Auto Sales & Vinyl Graphics  
Owners Name (if Different From Above): Rusty Bible

Request:

- Rezoning
- Site Plan Review
- Other: \_\_\_\_\_
- Special Use Permit
- PUD
- Plat or Condo
- PUD Phase Approval

Address of Property: 1633 S. Hanover St. Hastings, MI 49058  
Legal Description: 55-250-018-00

Current Zoning: B6 Proposed Zoning: B6

Applicable Fees: \$1700

Applicants Signature: [Signature] Owner (Title)

Staff Signature: [Signature] CPD/ZA (Title) 12.7.23

**Office Use Only**

Application Number: _____	Date Advised: <u>12-14-23</u>
Filing Date: <u>12-7-23</u>	Date of Meeting: <u>12-12-23</u>
Fees Paid: <u>12-7-23</u>	Board Action: _____
To Clerks Office On: _____	Effective Date: _____

CITY OF HASTINGS  
201 E STATE STREET  
HASTINGS MI 49058-1954

Receipt No: 1.144107

Dec 7, 2023

N6 Towing

CHARGES FOR SERVICES - APPLICATION FEE (IE BEIG) Application Fee	250.00
101-100-648-000 Application Fees	
CHARGES FOR SERVICES - APPLICATION FEE Escrow N6 Towing	1,250.00
101-100-648-000 Application Fees	
CHARGES FOR SERVICES - APPLICATION FEE Storm Water Fee	200.00
101-100-648-000 Application Fees	
<hr/>	
Total:	1,700.00
<hr/>	
CHECK	1,700.00
Check No: 1200	
Payor: N6 Towing	
Total Applied:	1,700.00
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Change Tendered:	.00
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Duplicate Copy

12/07/2023 9:53 AM

# City of Hastings

## NOTICE OF PUBLIC HEARING ON A SPECIAL USE PERMIT FOR 1633 AND 1745 SOUTH HANOVER

The Planning Commission for the City of Hastings will hold a Public Hearing for the purpose of hearing written and/or oral comments from the public regarding the request for a Special Use Permit and Site Plan Review from Chris Nelson of N6 Towing for a vehicle repair shop and open-air businesses consisting of motor vehicle sales and towing recovery business located at 1633 and 1745 South Hanover Street, Hastings, Michigan 49058. The public hearing will be held at 7:00 PM on Tuesday January 2, 2024 in the Council Chambers, second floor of City Hall, 201 East State Street, Hastings, MI 49058. Please check the City of Hastings website at [www.hastingsmi.gov](http://www.hastingsmi.gov) or contact City Hall at 269-945-2468 for details.



All interested citizens are encouraged to attend and to submit comments.

A copy of the plans and additional background materials are available for public inspection from 9:00 AM to 4:00 PM Monday through Friday at the Office of the Community Development Director, 201 E. State Street, Hastings, MI 49058. Questions or comments can be directed to Dan King, Community Development Director at 269-945-2468 or [dking@hastingsmi.gov](mailto:dking@hastingsmi.gov).

The City will provide necessary reasonable aids and services upon five days' notice to the City Clerk at 269.945.2468 or TDD call relay services 800.649.3777.

Christopher R. Bever  
City Clerk

Please publish in the December 14, 2023 edition of the  
Hastings Banner.





# MCKENNA

January 2, 2024

Planning Commission  
City of Hastings  
201 East State Street  
Hastings, MI 49058

**Applicant:** Chris Nelson,  
N6 Towing

**Property:** 1633/1745 S. Hanover Street

**Zoning:** B-6 South Business District

**Request:** *Special Use Permit/Site Plan Review* – for the proposed operation of an ‘open air business’ (auto sales/towing service) and ‘vehicle repair shop’

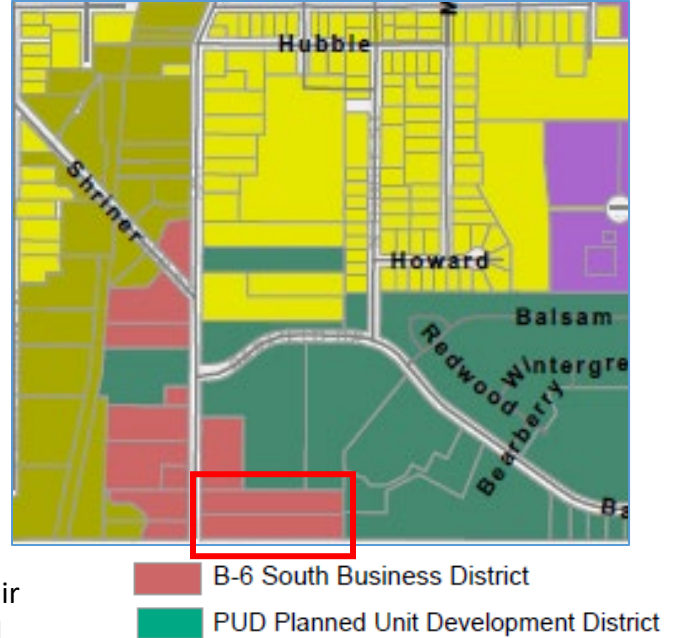
*Site Plan Review* – for the proposed occupancy of the existing enclosed building by a ‘retail business’ (vinyl graphics)

[Application Overview:](#)

The proposed project elements include:

- 1633/1745 S. Hanover Street – a combined parcel size of 4.65-acres provided a total of 275 ft of frontage on S. Hanover Street.
- Existing on-site development consists of a 3720 sq ft ‘garage/service repair building’; an

**Zoning Map**



attached 2236 sq ft ‘office building’; and related site improvements. The site was previously occupied by RB Excavating.

- Applicant proposes use of the site as follows:
  - 3720 sq ft ‘garage/service repair building’ for auto repair (5 bays)
  - 30-40 parking spaces for vehicle repair storage
  - 780 sq ft of ‘office building’ as office space for N6 Towing
  - 7500 sq ft fenced vehicle impound area
  - Approximately 10 parking spaces between building/road for used vehicle sales
  - 1456 sq ft of ‘office building’ for Vinyl Graphics retail/office space
- The proposed auto repair facility and related outdoor storage of vehicles is a Special Use within the B-6 District (Section 90-532 e. – ‘*vehicle repair shops*’).

The proposed office space and outdoor vehicle impound area related to N6 Towing is a Special Use within the B-6 District (Section 90-532 b. – ‘*open air business*’).

The proposed used vehicle sales lot is a Special Use within the B-6 District (Section 90-532 b. – ‘*open air business*’).

The proposed office/retail space for Vinyl Graphics is a Permitted Use within the B-6 District (Section 90-531 a. – ‘*retail/office business within enclosed building*’)

- A review of the proposal shall be guided by **Sections 90-533/90-534**– *B-6 District Regulations & Design Standards*; **Section 90-1049** – *Special Land Use Standards for Approval*; and **Section 90-131** – *Site Plan Review Standards*.

Site Plan Review:

Section 90-533	B-6 District Regulations	
	Permitted/Required	Proposed
<b>Min Lot Size</b>	None	Approximately 4.65 acres



<b>Min Lot Width</b>	None	275 ft
<b>Min Building Setbacks</b>	Front – 25 ft Side – 10 ft Rear – 12 ft	Existing – <b>Unknown</b>
<b>Max Building Height</b>	35 ft	Existing – <b>Unknown</b>
<b>Max Lot Coverage</b>	None	3% building coverage
<b>Landscaping</b>	Landscaping per Article XII required where B-6 District abuts the PUD District (north & east boundaries)	Retention of trees along south property line proposed  <b>No landscape buffer along north/east boundaries indicated</b>
<b>Outdoor Activity</b>	Parking; loading; drive thru; limited outdoor display; <u>limited repair parking at vehicle repair shop</u> ; <u>open air business</u> ; outdoor seating	30-40 parking spaces for vehicle repair storage  Approximately 10 parking spaces for used vehicle sales  7500 sq ft fenced vehicle impound area

**Section 90-535 Design Standards**

<b>Required</b>	<b>Proposed</b>
Façade materials Wall designs/features Facades Customer entrances Roofs	N/A – no exterior alterations, renovations or additions to the existing building are proposed
Parking – no more than 2 rows of parking shall be located within the front yard	<b>2 rows of parking for vehicle sales display proposed within the front yard – PC approval required</b>
Sidewalks – 5 ft wide sidewalk required to extend the length of the Hanover Street frontage Walkway – from sidewalk to building entrance may be required	Sidewalk – existing  <b>Walkway – none proposed</b>



## Section 90-132 – Access

Two existing 2-way drives serve the site; no change is proposed.

**[The existing driveway arrangement does not comply with the access control standards of this Section; the Planning Commission shall determine if compliance is required at this time.]**



## Article X - Off-Street Parking

- Required Parking
  - Vehicle repair shop – 2 parking spaces per service bay + 1 per employee: 5 service bays = **10 parking spaces required; # employees unknown**
  - Open air business (towing service) – 1 parking space per 800 sq ft of lot area used for the business + 1 per employee: 780 sq ft office space + 7500 sq ft impound lot = **11 parking spaces required; # employees unknown**
  - Open air business (vehicle sales lot) – 1 parking space per 800 sq ft of lot area used for the business + 1 per employee: 2000 sq ft vehicle parking = **3 parking spaces; # employees unknown**
  - Retail/office (Vinyl Graphics) – 1 parking space per 200 sq ft of gross floor area + 1 per employee: 1456 sq ft retail/office space = **8 parking spaces; # employees unknown**

32 parking spaces + 1 parking space per employee required; 5 bays + 36 parking spaces for employees/customers/vehicles for repair proposed – **compliance cannot be confirmed**

- Off-street parking areas shall have a paved surface. – **compliance cannot be confirmed**
- Parking spaces shall be 9 ft x 18 ft with 24 ft wide aisles. – **compliance cannot be confirmed**



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- **The storm water drainage proposal shall be subject to Public Services review/approval.**
  - Outdoor lighting shall be arranged to prevent light spillover onto adjacent properties or roadways. – **compliance cannot be confirmed**
  - The 7500 sq ft impound lot is proposed to be enclosed by an 8 ft high barn steel ‘protective wall’. Per Section 90-860, the following standards apply:
    - *Shall be of uniform design, construction and appearance, and sturdily constructed to withstand normal weather conditions.*
    - *The method of construction and type of materials and design shall be of a kind normally and customarily associated with the uses permitted in the zoning district in which it is located.*
    - *Shall be constructed and maintained so as not to become a visual nuisance, or pose a safety hazard to nearby residents, passerby, or the general public.*

**Planning Commission approval is required.**

#### **Article XI – Signs**

- **Any sign proposal shall be subject to compliance with applicable Zoning Ordinance requirements and shall be reviewed/approved through the permit process. (See Section 90.965)**

#### **Article XII - Landscaping**

- The Buffer Zone B requirements shall apply along the north and east property lines where it abuts PUD zoning.
- Section 90-1011 requires front yard landscaping to consist of 5 canopy trees, 9 evergreen trees, 5 ornamental trees and 19 shrubs.
- **The site plan does not demonstrate compliance with parking lot landscaping or buffer zone requirements.**



□ Section 90-1049 - Special Land Use Standards

- (1) ***Be designed, constructed, operated and maintained so it will be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not result in a detrimental change to the essential character of the area in which it is proposed.***
- The proposed use of the site includes generous areas of outdoor activity . . including vehicle sales, outdoor storage of vehicles awaiting repair, a vehicle impound lot and enclosure, and likely the parking of tow trucks.
  - In determining consistency of character, consider the following:
    - : The subject property is in an area of B-6 zoning and general office development.
    - : The outdoor storage, impound lot and tow truck parking is proposed to be located to the side and rear of the existing building.
    - : The vehicle sales/display area is within the front yard, but is proposed to be limited to 10 parking spaces . . within an existing paved area.
    - : The proposed use of the site may not represent a significant change to the previously approved operations on the site.
  - The retention of on-site vegetation, specifically as it provides required buffering for the proposed outdoor activity, should be confirmed.
- (2) ***Be adequately served by essential public facilities and services such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, and schools.***
- The property is adequately served by public facilities; the proposed use of the site will not alter or impact service capacity.
  - Approval should be subject to City Fire Department and Public Services review/approval.
- (3) ***Not create excessive additional requirements at public cost for public facilities and services.***





- The proposed use of the property will not require public facility improvements.

(4) ***Not involve uses, activities, processes, materials and equipment, or conditions of operation that will be overly detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.***

- Confirmation that the proposed areas/type of outdoor activity and site lighting will not negatively impact the adjacent (and nearby) PUD zoning is required.
- Confirmation that the proposed outdoor storage of damaged vehicles (vehicles waiting repair and vehicles within the impound lot) does not pose a groundwater contamination risk is required.

(5) ***Be consistent with the intent and purpose of the zoning district in which such use will be located.***

- The B-6 District is intended to ‘provide for an orderly and concentrated development of business’ . . . and allows a ‘wide range of retail service, office governmental and industrial uses.’
- A revised site plan is required to determine that the proposal is consistent with the standards of the B-6 District.

(6) ***Be compatible with and in accordance with the city's master plan.***


- The subject property is located within an area planned as ‘gateway commercial’ . . . intended for ‘large scale commercial use’ . . . where parking areas and outdoor activity should have ‘an adequate level of screening and landscaping to blend with the aesthetics of the area.’

**Summary of Findings:**

- **A revised site plan is required to determine compliance with applicable requirements. The following additional detail is needed:**



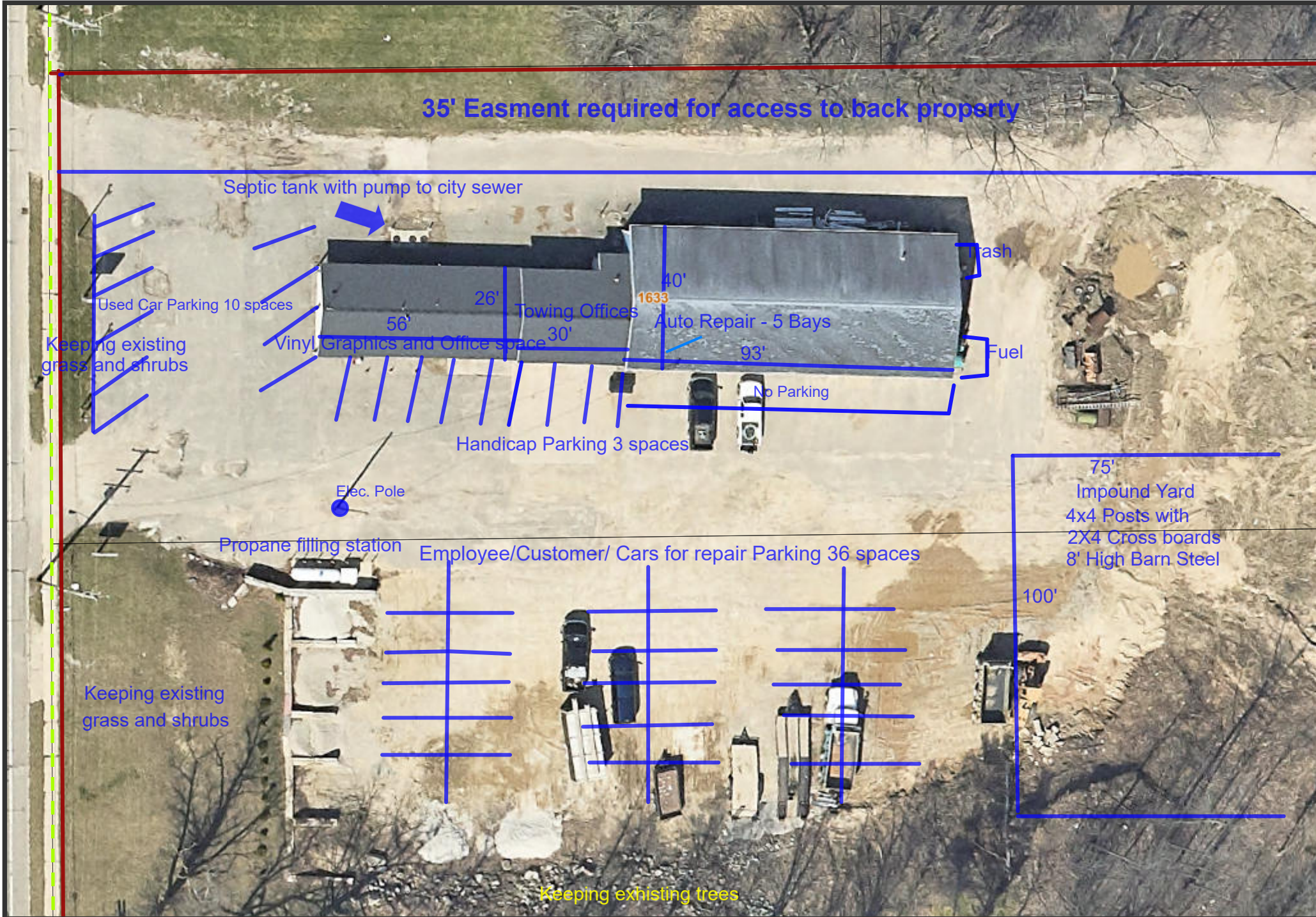


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- Existing building setbacks and building height
  - Number of employees
  - Number of parking spaces dedicated to ‘vehicles awaiting repair’
  - Parking area surfaces
  - Parking space/aisle dimensions
  - Setbacks of outdoor display and storage areas
  - Outdoor lighting (location; fixture type)
  - Buffer proposal along north/east property lines
  - Compliance with front yard landscaping requirements
- **The proposal is generally supported by the special land use standards of Section 90-1049, however, confirmation of compliance with applicable district and site requirements and Planning Commission attention to the mitigation of impacts from the proposed level of outdoor activity is required.**

**Mitigation efforts can include limiting the size and location of proposed outdoor activity; requiring groundwater protection measures; and ensuring adequate landscaping and buffering is provided.**







## Barry County GIS

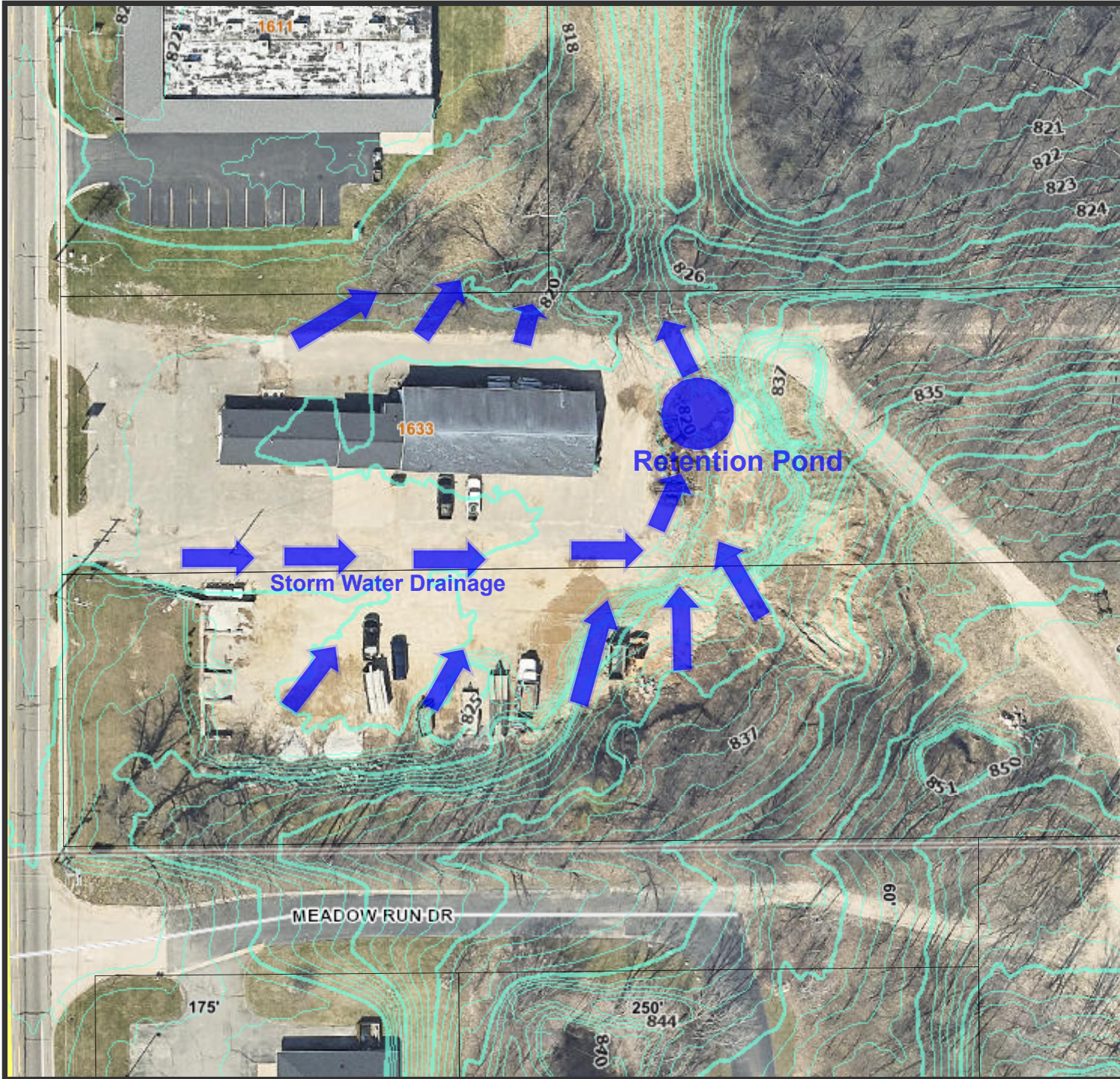


Map Publication:  
12/05/2023 6:17 PM



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## Barry County GIS



Map Publication:  
12/05/2023 6:19 PM



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**CITY OF HASTINGS**  
**Year in Review Synopsis of Activity**  
**PLANNING COMMISSION 2023**

<b>DATE</b>	<b>APPLICANT/PROJECT</b>	<b>REQUEST</b>	<b>ACTION</b>
<b>Jan. 03</b>	Planning Commission	Preliminary site plan review for Whitewater Car Wash at 1105 West State Street.	Commission set a public hearing for the February 6, 2023 meeting for site plan review and special use permit consideration.
	Planning Commission	Commission held election of officers for 2023	Commission elected Hatfield as Chair, Maurer as Vice Chair, and Moyer-Cale as Secretary.
	Planning Commission	Commission discussed Food Truck draft text amendment.	Commission to further review text amendment at the February 6, 2023 meeting.
<b>Feb 06</b>	Planning Commission	Public hearing to review and consider site plan and special use permit for Whitewater Car Wash at 1105 West State Street.	Commission approved the site plan and special use permit for Whitewater Car Wash with conditions.
	Planning Commission	Public hearing regarding text amendments to Child Care Homes was reopened.	Commission approved the text amendments and forwarded on to City Council with an approval recommendation.
	Planning Commission	2022 Planning Commission annual report was reviewed	Planning Commission approved forwarding the 2022 Planning Commission annual report to City Council.
	Planning Commission	King presented an administrative site plan approval for Johnny's at 135 East Green Street regarding an accessory structure.	No action required by Planning Commission.
	Planning Commission	Planning Commission reviewed draft text amendment regarding food trucks.	Planning Commission requested further work be done on the text amendment. Staff to present revisions at the March meeting.
<b>Mar. 06</b>	Planning Commission	Commission reviewed draft food truck text.	Commission set a public hearing for the April 3, 2023 meeting for the food truck text amendment.

	Planning Commission	Commission reviewed Harvey memo regarding parking of trailers and RVs.	Commission concensus to move forward with approach to text modifications.
	Planning Commission/City Council Joint Meeting	Joint Workshop with City Council to discuss amendments relating to two-family dwellings	Commission scheduled a joint workshop with City Council for Monday June 13 to discuss amendments relating to two-family dwellings
<b>April 03</b>	Planning Commission	Public hearing for text amendments to Food Truck ordinance.	Commission approved ordinance and referred to City Council with an approval recommendation.
	Planning Commission	Commission reviewed and discussed driveway width at residential property lines.	Commission tabled the discussion until a later meeting.
	Planning Commission	Barry County Central Dispatch communication tower discussion.	Commission set a public hearing for the May 1, 2023 meeting for site plan and special use permit review.
	Planning Commission	Stormwater standards review.	Director Tate reviewed the revised storm water standards.
	Planning Commission	Trailers and RV memo from Harvey was presented for discussion.	Commission requested draft text be presented at the May 1, 2023 meeting for review.
<b>May 1</b>	Planning Commission	Public hearing to review and consider site plan and special use for Central Dispatch Communications Tower at 1037 E. State	Commission approved the site plan and special use permit with conditions.
	Planning Commission	Rezoning request for 1117 S. Michigan from R-S to R-2.	Commission set a public hearing for June 5, 2023.
	Planning Commission	Conditional rezoning request for 1107 N. Ferris from R-1 to R-2.	Commission set a public hearing for June 5, 2023.
	Planning Commission	Review text amendment regarding ZBA variance criteria.	Commission set a public hearing for June 5, 2023 to reivew and consider text amendment.

	Planning Commission	Harvey provided a memo regarding driveway width in residential districts.	Commission deferred action and recommended placement on the Work Task List with low priority.
<b>June 5</b>	Planning Commission	Public hearing for rezoning 1117 S Michigan from R-S to R-2.	Commission approved rezoning and referred to City Council with an approval recommendation.
	Planning Commission	Public hearing for conditional rezoning 1107 N Ferris from R-1 to R-2.	Commission approved conditional rezoning with conditions and referred to City Council with an approval recommendation.
	Planning Commission	Public hearing to review and consider text amendment to ZBA variance criteria.	Commission approved text amendment and referred to City Council with an approval recommendation.
	Planning Commission	Public hearing to review and consider text amendment for tractor/trailer/RV parking.	Commission approved text amendment with edits and referred to City Council with an approval recommendation.
	Planning Commission	Preliminary site plan review for 328 and 420 E Mill Street for CopperRock Construction.	Commission set a public hearing for July 3, 2023 for PUD amendment and site plan review.
<b>July 03</b>	Planning Commission	Public hearing for site plan review and PUD amendment for CopperRock Construction at 328 and 420 East Mill.	Commission approved site plan and PUD amendment with conditions and referred to City Council with an approval recommendation.
	Planning Commission	Preliminary site plan review for Meadowstone Apartment at 710 Barfield Drive.	Commission set a public hearing for site plan review and PUD amendment on August 7, 2023.
<b>Aug. 07</b>	Planning Commission	Public hearing to review final site plan and PUD amendment for Meadowstone Apartments at 710 Barfield Drive.	Commission approved the site plan and PUD amendment with conditions and referred to City Council with and approval recommendation.
<b>Nov. 07</b>	Planning Commission	King reviewed an Administrative Site Plan approval for T-Mobile regarding co-location of equipment on an existing tower.	No action required by Planning Commission.
	Planning Commission	King reviewed an Administrative Site Plan approval for Spectrum Health Corewell	No action required by Planning Commission.

regarding a mobile MRI docking station.

Planning Commission

King reviewed and Administrative Site Plan approval for Matt and Jenny Haywood for construction of an accessory building.

No action required by Planning Commission.

Dec. 04 Planning Commission

Planning Commission conducted a workshop regarding Complete Streets.

Planning Commission will add to Work Task List and review in 2024.

Planning Commission

Planning Commission reviewed extensive recommended edits and additions to the Work Task List.

Planning Commission discussed the Work Task List and will begin working on action items in January 2024.



**City of Hastings**  
**Planning Commission**  
**Work Tasks for 2024**  
**STATUS REPORT FOR JANUARY 2024**

1. Consider development of “Complete Streets” ordinance or policy and review subdivision text regarding street width. **Hold until after December 2023 Planning Commission meeting.**
2. Review Sec. 90-973 Signs in the B-1, B-2, B-3, B-4, and B-6 districts (as related to portable sidewalk ground signs). **Review temporary sign ordinance text amendment to incorporate “sandwich” boards. Recommend text amendment review January 2024.**
3. Review Article 90-XII Landscaping Section 90-1010 for permitted trees that are an invasive species. **Recommend text amendment review January 2024.**
4. Review Section 90-883 (b)(4) pertaining to the maximum driveway width serving a single-family or two-family dwelling. **Review 1<sup>st</sup> quarter of 2024.**
5. **Review zoning map for consolidation/simplification. Review to include, but not be limited to, Action Items identified in the GAP analysis of the Master Plan. Planning Consultant Harvey to provide recommendation.**
6. **Review Division 90-IX-6 Open Space Preservation Projects for lot size, cap limits, and other regulations. Master Plan action item. Open for discussion in 2024.**
7. **Review Section 90-425 and others requiring Planning Commission approval for parking reduction and Section 90-472(1) to consider increasing distance from municipal parking lots from 300 feet to 500 feet for off-street parking requirements. Master Plan action item.**
8. **Review live-work standards for occupancy and total square footage adjustments. Master Plan action item.**
9. **Review landscape buffer requirements between multiple family zoned lots and the B-1 district for waste of developable space. Master Plan action item.**
10. **Review Article 90-VII Planned Unit Development for complete amendment consideration.**

11. Consider development of a Planned Residential District zoning classification to allow for higher density housing through smaller lot sizes and smaller dwelling square footage requirements. **Refer to Housing Committee for discussion.**
12. Review text regarding multi-family dwellings for possible modification. **Master Plan action item. Refer to Housing Committee for discussion.**
13. Review Section 90-423 requiring multiple family developments to be reviewed as special uses. **Master Plan action item. Refer to Housing Committee for discussion.**
14. Review Section 90-427(b)(1) regarding conversion of single-family structure to multifamily use approval requirements. **Master Plan action item. Refer to Housing Committee for discussion.**
15. Review single-family uses permitted by right in multiple family districts. **Master Plan action item. Refer to Housing Committee for discussion.**



# Site Plan Tracker

Project Name and Address	App and fees paid	Site plan and prints to staff	PC Agenda Date	PC Decision	Conditions for completion	COI
Meadowstone Mobile Home Park 1812 Lavender Drive	1.14.20	1.14.20	2.3.20	Approved	PED X Insulation from roadway Natural feature buffer	
EWB Properties, LLC 400 and 410 W. State Street	2.7.20	2.7.20	3.2.20	Approved	Stormwater runoff compliance	
Hastings Pro Auto Service 229 N. Broadway	10.25.21	10.25.21	3.7.22	Approved	Dumpster enclosure Sidewalk installation Fire Dept. review of traffic circulation	
Meadowstone Mobile Home Park 1812 Lavender Drive	1.13.22	1.13.22	5.2.22	Approved	Refuse disposal enclosure Landscaping Driveway width Elevations to be reviewed for façade Sidewalk installation prior to COI	
EWB 400 W. State Street	7.14.21	7.14.21	6.6.22	Approved	Monument sign on State - Removal Illumination must meet standards	
City of Hastings Parking Lot 8	8.19.22	NA	NA	Administrative	Fencing details Parking space width compliance Canopy tree type compliance	

# Site Plan Tracker

Project Name and Address	App and fees paid	Site plan and prints to staff	PC Agenda Date	PC Decision	Conditions for completion	COI
Serenity Village 700 East Woodlawn	9.28.22	9.28.22	11.7.22	Approved	Landscaping Off Street Loading Ped. Access from sidewalk PC extends approval to 11-7-2024	
Tyden Lofts 326 W. State Street	10.17.22	10.17.22	11.7.22 12.5.22	12.5.22	Signage approved via permit Engineering approved by Director Tate	
Whitewater Car Wash 1105 W. State Street	12.21.22	1.11.23	2.6.23	2.6.23	Landscaping per PC Minutes 2.6.23	
City of Hastings and Barry County Central Dispatch 1037 East State Street	NA	3.27.23	5.1.23	5.1.23	Administrative approval of performance standards. Waiver of side setback requirement	
420 E Mill Street PUD 328 and 420 E Mill Street	5.30.23	5.31.23	7.3.23	7.3.23	City Council approval 24.5 units/acre 40 ft building height 5 feet front setback 30 ft building separation Delineation of phased development Lighting, landscaping, building exterior to be approved administratively. Acceptance of parking lot/100 yr FP DPS and Fire approval.	

Meadowstone Apartments III  
710 Barfield Drive

6.12.23

6.12.23

8.7.23

8.7.23

Exterior finish subject to administrative approval.

Utility and storm management subject to approval by the DPS Director.

Fire department approval.